

Section 3: PROJECT DESCRIPTION

3.0 PROJECT DESCRIPTION

The County of Los Angeles Parks and Recreation Department (County) has prepared a Park Master Plan for the proposed Earvin “Magic” Johnson Recreation Area (Project). The Master Plan encompasses approximately 126 acres of land, including the existing Earvin “Magic” Johnson (EMJ Park), the former Ujima Village Apartment Complex (UVA) site, and the Ujima Housing Corporation (UHC) site. The Project is envisioned to enhance the community through improvements of the existing facilities, adding new facilities, and incorporating adjacent residential and private properties. An outreach program was facilitated to achieve a consensus of the Project’s master plan through community involvement and participation.

The following Project Description is provided in conformance with CEQA Guidelines Section 15124. It discusses the geographic setting, Project location, Project setting, current County land use and zoning designations, Project characteristics, Project objectives, and discretionary actions required to implement the Project. This information will be the basis for analyzing the Project’s impacts on the existing physical environment in Chapter 4 of this EIR.

3.1 PROJECT LOCATION AND SURROUNDING LAND USES

REGIONAL LOCATION

The southern portion of the Los Angeles Basin, including parts of the City of Los Angeles and other communities in the County, is highly urbanized. The land is mostly flat, with views of the Palos Verdes Peninsula to the southwest and the San Gabriel Mountains to the north. The Project site is near the communities of Willowbrook, West Athens, Lynwood, Watts, and Compton; refer to Exhibit 3.0-1, *Regional Vicinity*.

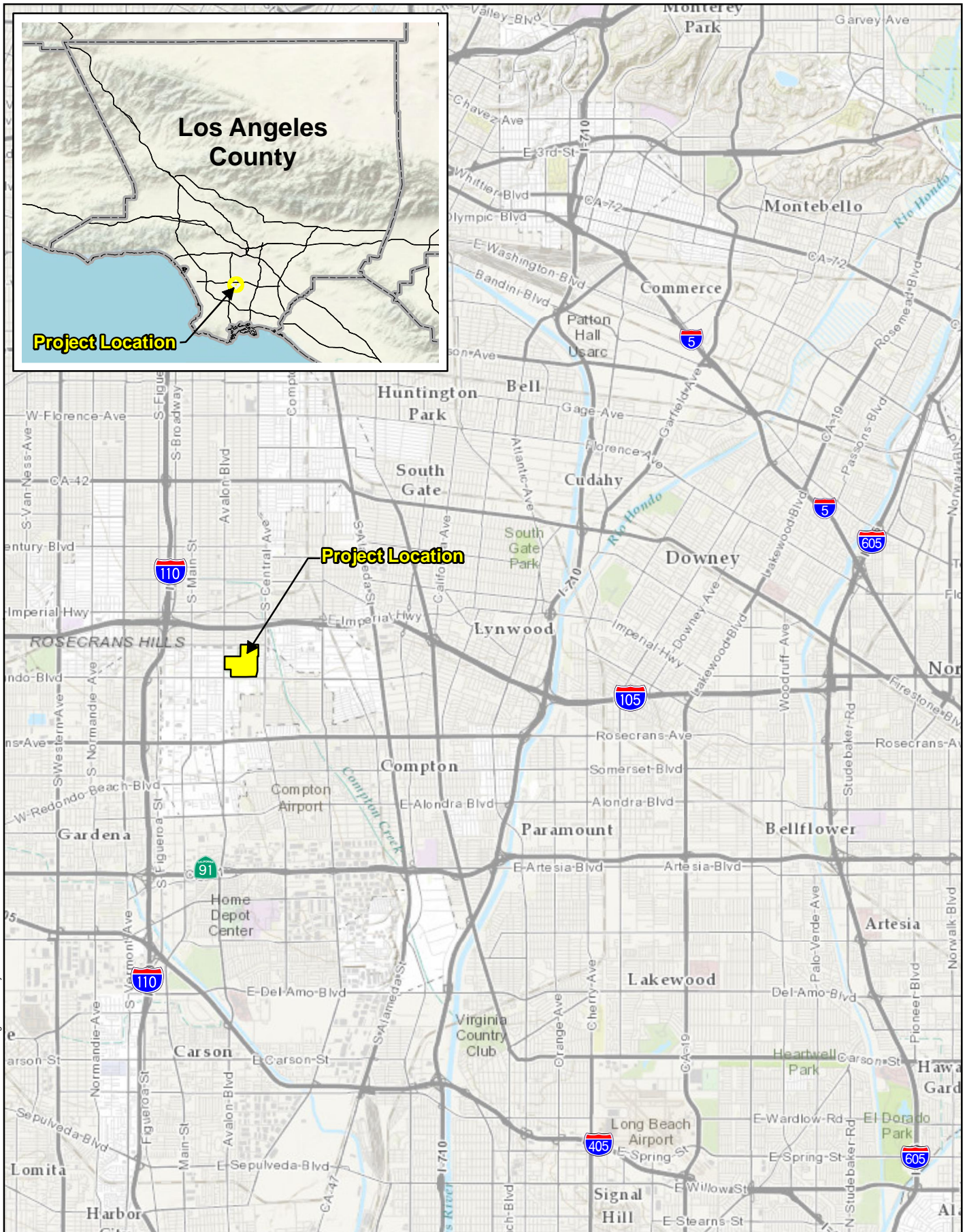
Regional access to the Project site is provided by Interstate 105 (I-105) approximately ¼ mile to the north, and Interstate 110 (I-110) approximately 1 ¼ miles to the west. I-105, which runs in the east-west direction north of the Project site, connects with I-110, which

runs north-south. The Project site is generally bounded by 120th Street to the north, Avalon Boulevard to the west, El Segundo Boulevard to the south, and Clovis Avenue to the east; refer to Exhibit 3.0-2, *Project Location*.

The Project site consists of the existing EMJ Park, an approximately 104-acre passive park with expanses of open areas landscaped with grasses and trees. EMJ Park also contains walking trails, playgrounds, and open fields for activities such as soccer, as well as two artificial lakes that are connected by a concrete channel. The lakes are often used by community residents for fishing. Each lake includes a small island that is not connected to the shore. A right of way easement (Parcel 6086031273), owned by the City of Los Angeles Department of Water and Power (LADWP) is also located on the Project site. It presently serves as a utility corridor for overhead electrical transmission lines. There is a parking lot located along the southern area of EMJ Park and adjacent to El Segundo Blvd, a second parking lot is located on the northeast corner adjacent to 120th Street and a third parking lot is located along the western area adjacent to Avalon Blvd. Refer to Exhibit 3.0-2, *Project Location*.

The Project site also includes the former UVA site (approximately 16 acres) and the UHC site (approximately 6 acres); refer to Exhibit 3.0-3, *Project Footprint*. The UVA site consisted of two- and three-story residential structures. The UVA site has been demolished down to its concrete foundations and is surrounded by chain link fencing. The UHC site includes a series of abandoned trailers that are no longer in use.

Photographs of additional viewpoints within EMJ Park are shown in Exhibit 3.0-4, *Photograph Location Map* and 3.0-4A through 3.0-4J, *Photographs*.



3/25/2015 J:\M\MapData\140756\MXD\DIR3.0-1 Regional Vicinity.mxd



Michael Baker
INTERNATIONAL



0 1 2
Miles

Source: ESRI World Topographic Map

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

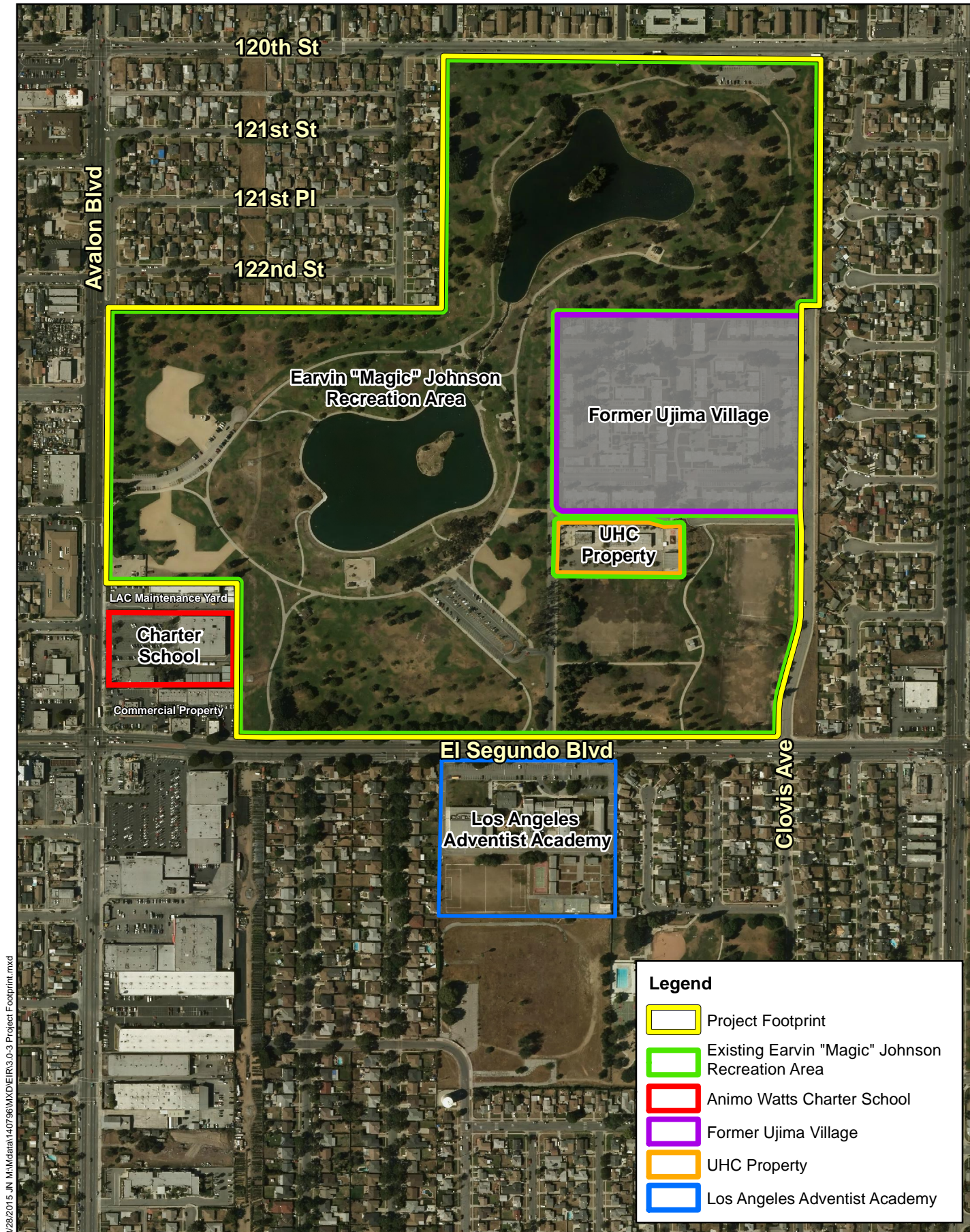
Project Location Map

Exhibit 3.0-1

This page was intentionally left blank.



This page was intentionally left blank.



8/28/2015 JN M:\data\140796\MX\DIR\3.0-3 Project Footprint.mxd

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Project Footprint

Exhibit 3.0-3



Michael Baker
INTERNATIONAL

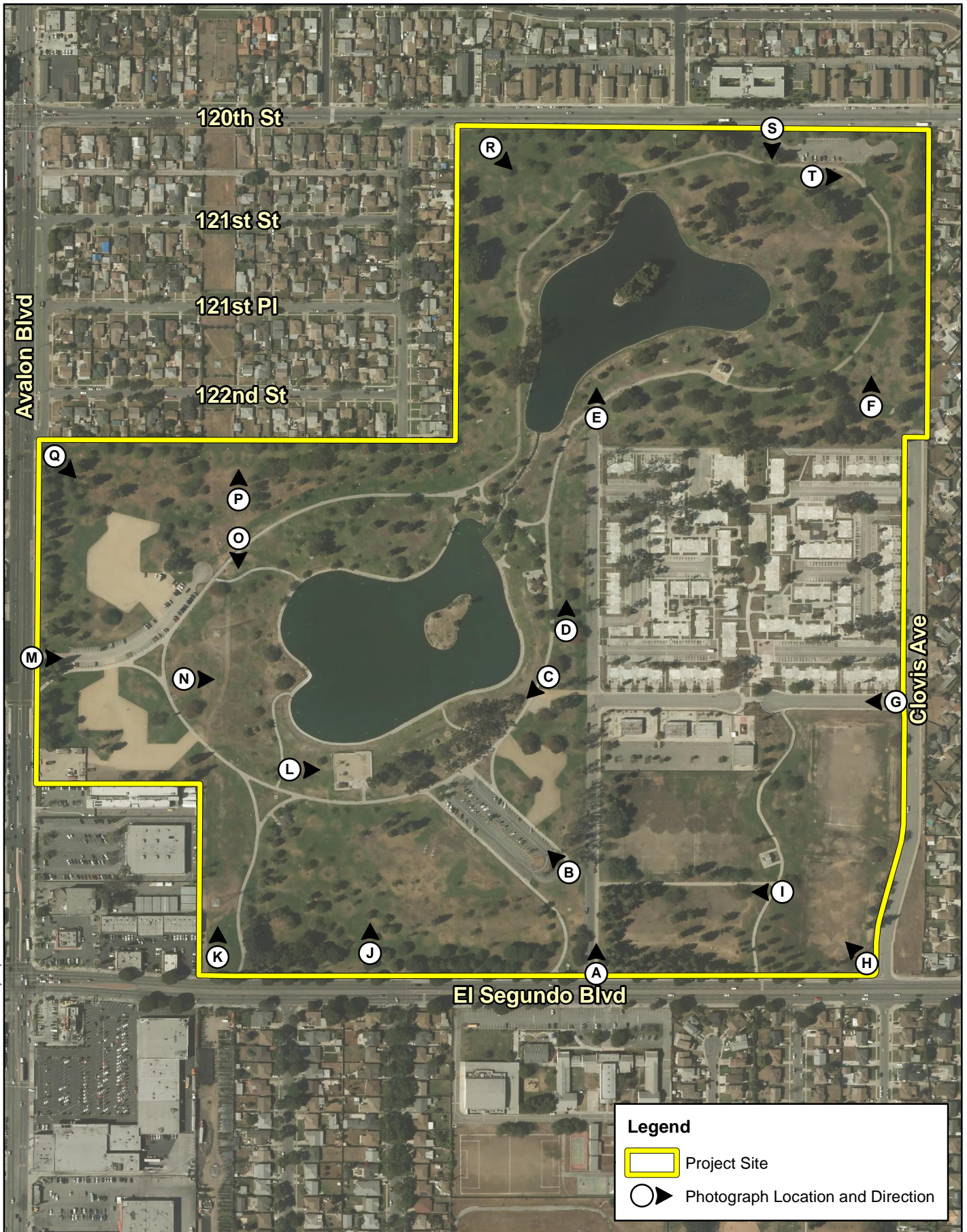


0 125 250 500
Feet

Source: Los Angeles County, Eagle Aerial 2013

This page was intentionally left blank.

5/11/2015 JN M:\Mdata\140796\MXDER\3.0-4 Site Photo Key Map.mxd



Legend

- Project Site
- Photograph Location and Direction



Michael Baker
INTERNATIONAL



0 200 400
Feet

Source: Los Angeles County, Eagle Aerial 2013

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT
Photograph Location Map

This page was intentionally left blank.



A. Looking north at El Segundo Blvd park entrance.



B. Looking northwest at parking lot near El Segundo Blvd entrance.

5/11/2015 JN M:\Mdata\140796\MXD\ER\3.0-4A site photos ab.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs A and B

Exhibit 3.0-4A

This page was intentionally left blank.



C. Looking southwest near group picnic area.



D. Looking north along walking trail near the South Lake area.

5/11/2015 5:11 PM \\M:\data\140796\MXD\DIR\3.0-4B site photos cd.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs C and D

Exhibit 3.0-4B

This page was intentionally left blank.



E. Looking north towards the North Lake.



F. Looking north along eastern park edge.

5/11/2015 J:\M:\data\140796\MXD\ER\3.0-4C site photos el.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs E and F

Exhibit 3.0-4C

This page was intentionally left blank.



G. Looking west on 126th Ave near Clovis Ave.



H. Looking northwest at southeastern corner of the park.

5/11/2015 JN M:\Mdata\140796\MXD\DIR\3.0-4D site photos gh.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs G and H

Exhibit 3.0-4D

This page was intentionally left blank.



I. Looking west near the south park area.



J. Looking north towards park near El Segundo Blvd.

5/11/2015 JN M:\Mdata\140796\MXD\ER\3.0-4E site photos I.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs I and J

Exhibit 3.0-4E

This page was intentionally left blank.



K. Looking north near southwestern corner of the park.



L. Looking east towards children's play area.

5/11/2015 JN M:\data\140796\MXD\DIR\3.0-4F site photos KL.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs K and L

Exhibit 3.0-4F

This page was intentionally left blank.



M. Looking east at Avalon Blvd park entrance.



N. Looking east towards South Lake.

5/11/2015 J:\M:\data\140796\MXD\DIR\3.0-4G site photos\MN.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs M and N

Exhibit 3.0-4G

This page was intentionally left blank.



O. Looking south along DWP easement transmission corridor.



P. Looking north along DWP easement transmission corridor.

5/11/2015 JN M:\data\140796\MXD\ER\3.0-4H site photos OP.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs O and P

Exhibit 3.0-4H

This page was intentionally left blank.



Q. Looking southeast towards park near Avalon Blvd.



R. Looking southeast towards park near 120th Ave.

5/11/2015 JN M:\data\140796\MXD\DIR\3.0-41 site photos QR.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs Q and R

Exhibit 3.0-41

This page was intentionally left blank.



S. Looking south at 120th Ave park entrance.



T. Looking east at northeastern corner of the park.

5/11/2015 JN M:\Mdata\140796\MXD\ER\3.0-4J site photos ST.mxd



Michael Baker
INTERNATIONAL

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

Photographs S and T

Exhibit 3.0-4J

This page was intentionally left blank.

SURROUNDING LAND USES

The Project site is located largely within the unincorporated County in the Willowbrook community, with a small section at the northern end of the site within the City of Los Angeles. The Project is also located in the West Rancho Dominguez-Victoria community designated by the County Department of Regional Planning. Single-family residences are located near the Project boundaries on all sides and there is commercial development interspersed to the west, south, and east. Animo Watts Charter High School is located to the southwest, as are several churches. Additionally, a County-owned maintenance and storage yard is located along the northern boundary of Animo Watts Charter High School. The Los Angeles Adventist Academy and Centennial High School are located to the south and southeast, respectively. There are no large, contiguous open spaces or undeveloped, natural areas immediately surrounding the Project site or in the immediate vicinity; refer to Exhibit 3.0-3, *Project Footprint*.

3.2 PROJECT BACKGROUND

The Project site is located on the former Athens Tank Farm. The site was a petroleum products storage and distribution facility that consisted of two large crude oil reservoirs, 22 above ground storage tanks, absorption plants, and pipelines. The former Athens Tank Farm was owned and operated by ExxonMobil Oil Corporation (ExxonMobil) from the 1920's until the 1960's. The petroleum storage facilities were removed in 1963, while the absorption plant remained until 1964. All facilities were removed, and the entire property was vacant in 1965, when ExxonMobil divested the property.

The Project site was originally purchased in 1923 by General Petroleum Company and was operated by ExxonMobil-related entities from 1926 to 1963. ExxonMobil was the last commercial owner of the Project site. By 1964, the Project site was sold to the DeLay Land Company. The former UVA site was constructed in the early 1970s as a private development funded by a mortgage insured by the U.S. Department of Housing and Urban Development (HUD). In the early 1990s, HUD foreclosed on the UVA site and took ownership, due to a mortgage default. HUD sold the UVA site to the Housing Authority of the County of Los Angeles (HACoLA) in 1995.

The Project site remained vacant until the UVA site was developed in 1971 and 1972. According to the Remedial Action Plan prepared for the Project site, the UVA site consisted of 24 residential buildings containing 300 apartment units, and seven non-residential buildings (management office, maintenance/storage areas, community building, etc.), and it occupied approximately 16 acres in the eastern part of the site.

A Joint Project between California State Parks and the County’s Department of Parks and Recreation (DPR) was signed October 4, 1977, creating the Willowbrook State Recreation Area of 103.78 acres. The purpose of the purchase of this property was to create a multi-use park for the region. The park was developed in three phases. Phase One was completed in January 1982 and included grading, building two lakes with the connecting stream, partial landscaping and irrigation, and some walkways. Phase Two was completed in December 1983 and included two comfort stations, picnic areas, a playground, a senior citizen area, more landscaping and irrigation, and the south parking lot. Phase Three was completed in May 1985 and included more picnic areas, walkways, landscaping and irrigation, and the north parking lot.

A Quit Claim Deed was filed by the State December 1, 1987 transferring the land to the County. The park was renamed in November 1992, to the Earvin “Magic” Johnson Park after a former Los Angeles Lakers professional basketball player. EMJ Park has been in operation since its initial development and is heavily used today.

3.3 Land Use Designations and Zoning

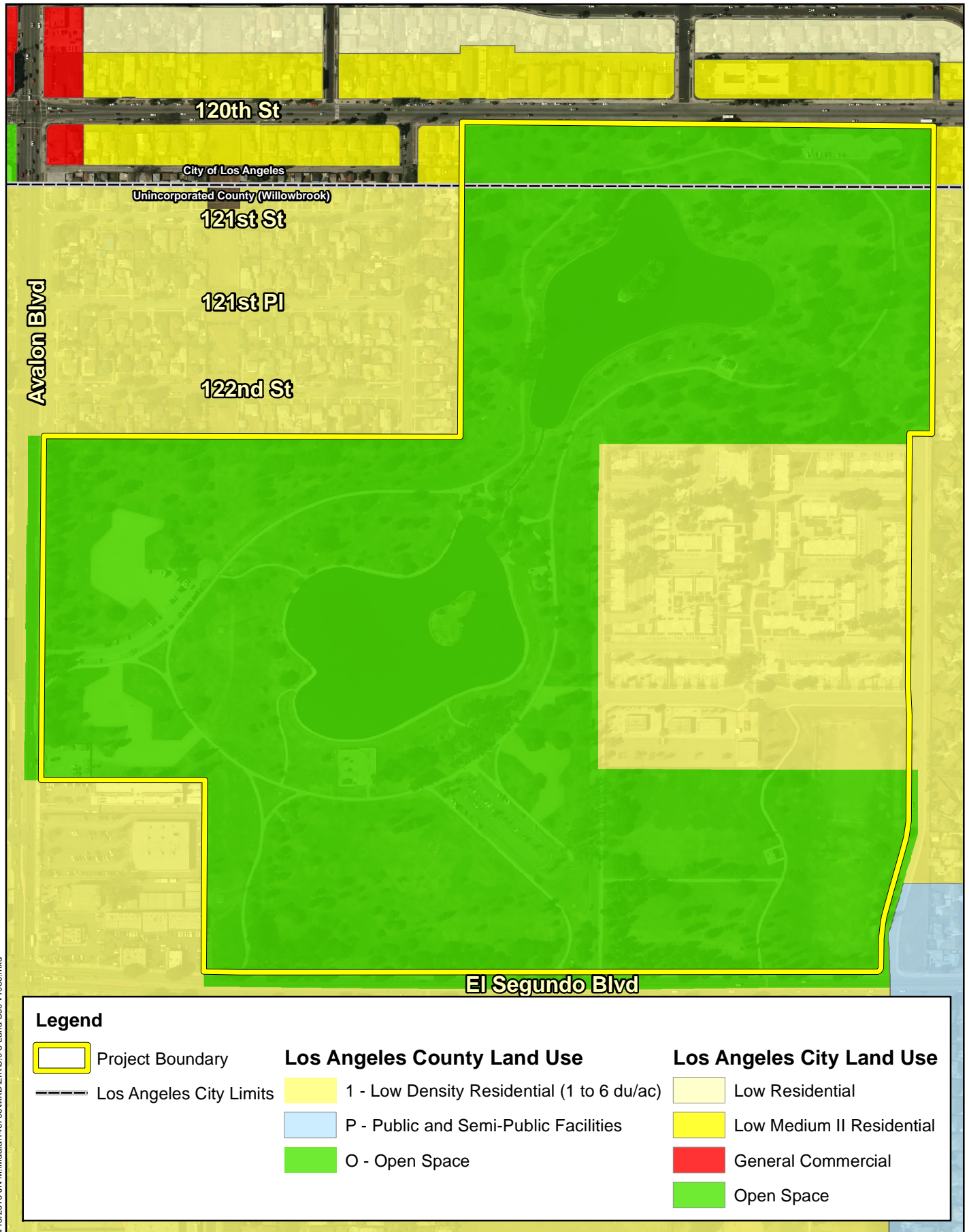
Existing General Plan land use designations within the Project site are illustrated in Exhibit 3.0-5, *General Plan Land Use Map* and zoning is illustrated in Exhibit 3.0-6, *Zoning Map*. Table 3-1, *Project Site General Plan Land Use Designations and Zoning*, provides a summary of land use designations by each major Project component, also explained below.

Table 3-1:
Existing General Plan Land Use Designations and Zoning

Project Component	General Plan Land Use Designation	Zoning
EMJ Park (existing)	Open Space	Open Space (OS), Neighborhood Business (C-2), Single Family Residence, minimum lot area of 5,000 square feet (R-1-5000)
Former UVA site	Low Density Residential	Open Space (OS)
UHC site	Public and Semi Public Facilities	Neighborhood Business (C-2)

It should be noted that the County is currently in the process of preparing a General Plan Update (*General Plan 2035*). It is the County's intention to designate the entire Project site as Open Space Public Recreation (OS-PR). The UHC site is currently privately owned, and therefore, would remain C-2. No zone changes are proposed. The *General Plan 2035* will directly address land use designations. The *General Plan 2035* will designate the former UVA site as Open Space, while the UHC will not change. However, should the County at some point acquire that site, a General Plan Amendment would be adopted that would ensure the land use designation would be changed to Open Space and therefore be compatible with the rest of EMJ Park.

This page was intentionally left blank.



8/13/2015 10:11:14 AM J:\M:\Data\140756\MXD\DIR\3.0-5 Land Use v1980.mxd



Michael Baker
INTERNATIONAL



0 200 400
Feet

Source: Eagle Aerial 2013

EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

General Plan Land Use Map

Exhibit 3.0-5

This page was intentionally left blank.



5/11/2015 JIN M:\data\140796\WXD\ER3_0-6 Zoning.mxd

EARVIN "MAGIC" JOHNSON AND UJIMA VILLAGE MASTER PLAN
LAND USE AND ZONING



Michael Baker
INTERNATIONAL



0 200 400 800
Feet

Source: LA City GIS, LA County GIS, Eagle Aerial 2013

Zoning Map

Exhibit 3.0-6

This page was intentionally left blank.

3.4 EXISTING SITE CONDITIONS

During development of the former UVA site, soils in the areas occupied by the former crude oil reservoirs were reportedly excavated to depths up to approximately 20 feet below ground, and backfilled with clean soils.

In June 2007, the Housing Authority advised ExxonMobil that the soil and groundwater beneath the Site contained petroleum-related chemicals. In November 2007 the Regional Water Board issued an Order to the Housing Authority and ExxonMobil directing assessment, monitoring and cleanup of the site. ExxonMobil developed workplans for these activities, which were conditionally approved by the Regional Water Board during early 2008. Implementation of the workplans began in late April 2008.

Pursuant to RWQCB's direction, several third parties conducted environmental assessments at the former UVA site in 1990, 1992, 1993, 2000, 2005, 2006, and 2007. In the documents from these investigations, petroleum hydrocarbons were reported in soil and groundwater samples. Methane, and benzene, toluene, ethyl benzene, and xylenes (BTEX), have also been reported in soil vapor samples collected at the Project site.

In 2007, the HACoLA approached the RWQCB to seek oversight of the clean-up efforts associated with the Project site. At that time, the RWQCB issued a California Water Code Sections 13267 and 13304 Order to clean up and abate the effects of petroleum hydrocarbon compounds and other contaminants of concern discharged from the Project site.

In the summer of 2008, the HACoLA began the process of closing the former UVA site and residents were relocated pursuant to a voluntary relocation program instituted by the U.S. Housing and Urban Development (HUD). Demolition of the former UVA site was completed in early 2013. The UHC site was vacated in 2013.

A Remedial Action Plan (RAP) was prepared in 2012 by Kleinfelder West Inc. to address impacted soils and soil vapors on the Project site. The RAP focused on soil and soil vapor

conditions with the specific objective of mitigating methane and petroleum hydrocarbon volatile organic compounds (VOCs), including benzene, present in shallow soil vapor beneath the Project site. In addition, the RAP provides for implementation of a remedial technology to mitigate off-site migration of soil vapor and to begin to address soil vapor in adjacent off-site areas. These environmental cleanup efforts are currently in process. The environmental cleanup efforts are the responsibility of ExxonMobil, are not a part of the proposed Project, and will be completed irrespective of the proposed Project. The County does not propose to develop any amenities as part of the proposed Conceptual Site Plan until both the RWQCB and the California Department of Toxic Substances Control (DTSC) have deemed each particular use area to have been remediated below the thresholds appropriate for public use of the site.

The existing lakes at EMJ Park are also contaminated. Although fishing is allowed at the lakes, through signage, the County has instructed the public not to consume any fish caught in the lakes. Although the Department practices a catch and release program for fishing, the signs were installed to emphasize the requirement of releasing the fish. The California Environmental Protection Agency, Pesticide and Environmental Toxicology Branch, Office of Environmental Health Hazard Assessment, in 2010 prepared a *Health Advisory and Safe Eating Guidelines for Fish From Magic Johnson Lakes* (Available at http://www.oehha.ca.gov/fish/special_reports/pdf/magicjohnsonlakesadvisory070710.pdf). As outlined in this report, methylmercury, PCBs (polychlorinated biphenyls) and several other chemicals were analyzed in edible tissues of five fish species caught from the lakes at EMJ Park. The contaminant data were evaluated by the Office of Environmental Health Hazard Assessment (OEHHA) to determine whether there may be potential adverse health effects associated with the consumption of certain sport fish from these water bodies. OEHHA determined that PCBs and methylmercury were the two chemicals of concern for fish caught in the lakes. This health advisory and safe eating guidelines gives consumers information to make healthy choices in consumption of fish from these lakes.

3.5 PROPOSED PROJECT

Implementation of the proposed Project includes expansion and comprehensive rehabilitation of the existing EMJ Park and the construction of new, state-of-the-art recreational facilities (Community Event Center, Equestrian Center, Gymnasium, South Agency Headquarters, Aquatic Center, Multi-Purpose Stadium, wedding pavilion, skate park, restrooms, etc.) and amenities (picnic areas, amphitheater, outdoor basketball courts, water features, walking trails and exercise amenities, children's play areas, dog park, sculpture garden and civic plaza, splash pad, reflecting pool, fishing lake, etc.). The existing LACDWP electrical transmission line easement would remain in place. No development is proposed to occur within the easement. Additionally, during Project design, DPR will conduct ongoing coordination with LACDWP to ensure standard design protocols (setbacks, design guidelines, etc.) are adhered to with respect to the easement. Exhibit 3.0-7, *Conceptual Site Plan*, illustrates the proposed land uses for the Project.

The proposed Project consists of the following primary components:

Community Event Center

The community event center is envisioned to be the focal point of the park. The community event center is proposed to be 20,000 square feet. Additionally, the community event center would include a lobby with interactive display and reception area, restrooms, kitchen, support area for staff and storage, and maintenance and electrical areas. The County is seeking Leadership in Energy and Environmental Design (LEED) certification for the community center. The community event center is proposed to be open five days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events.

Gymnasium

In the southeast quadrant of the park, a 21,000 square foot gymnasium is proposed. The gymnasium would be a public event area, and would consist of the following uses: lobby, exercise room, restrooms, two indoor basketball courts, locker rooms, support areas (including staff offices, storage, janitors closet, mechanical room, and pipe chase), as well

as a circulation hall area. The gymnasium is proposed to be open five days a week from 5AM to 11PM. Times of operation could be extended due to schedule of events.

Equestrian Center

An equestrian facilities center is proposed on the west side of EMJ Park, along Avalon Boulevard. An equestrian facility informally named "The Hill" that served the equestrian facility needs of the community was previously located at the corner of 131st Street and Figueroa. However, that facility burned down in 2012. The County analyzed the needs for equestrian facilities in the area and prepared a feasibility study to address the components, size and site location for such a facility. The analysis recommended the EMJ Park as the best site for an equestrian facility. The equestrian facilities center would provide programs and events along with connection to the off-site equestrian trail system. The equestrian facilities center would include an office, multi-use room, restrooms, and warming kitchen for events. Additionally, the equestrian center would include both covered and uncovered arenas and stables, covered wash racks, a rental corral, maintenance yard, and turnouts/round pens. The equestrian facilities center would support up to 85 boarders and a corral with tack rooms for 20 rental horses. The equestrian facilities center would have 100 standard parking spaces and 25 pull-through trailer spaces, as well as truck and trailer pull out areas. The equestrian center would encompass approximately 10 acres. The equestrian center is proposed to be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to use the amenities of this park facility.

In addition, a total of 1.75 miles of equestrian trails are also proposed, and would be located along the perimeter of EMJ Park.

South Agency Headquarters

The existing SAH is currently located west of EMJ Park, within the unincorporated community of West Rancho Dominguez. The SAH includes various divisions that cover different portions of the County. The South Community Services Agency area includes local parks in the unincorporated areas of South Los Angeles, Florence/Firestone, Whittier, Lawndale, Lennox, Compton, Hawthorne, Hacienda Heights, and Rowland

Heights. The County is proposing to relocate the SAH along the eastern edge of the park, adjacent to the sports complex. The existing SAH building is located at 360 West El Segundo Boulevard in the City of Los Angeles, approximately 1 ½ miles from EMJ Park. The existing SAH buildings and yard are outdated, in need of expansion and upgrades to adequately perform the various recreational services that DPR provides in the South Agency. The SAH is landlocked at the current site and therefore, cannot expand there. The relocated SAH would encompass approximately 10 acres and would include offices, training rooms/break rooms, storage areas, crafts/shop areas, yard space with fueling station, loose material bays, hazardous materials storage, and big machinery parking, automotive service bays, and a warehouse. The presence of the SAH would complement the other planned uses by creating an on-site County presence for activities for the users and additional security for the more active planned uses. The SAH are proposed to be two stories in height and would be in operation seven days a week.

Aquatic Center

An aquatic center is proposed on the privately-owned UHC site. Currently, the County does not own or control the UHC site. However, it is the County's intent that should the UHC site be acquired, an aquatic center is a desirable recreational use that could be developed on that site. If and/or when the UHC site could be acquired by the County is unknown. The aquatic center is envisioned as encompassing approximately 25,000-35,000 square feet. It would include four outdoor pools, including competition, instructional, leisure, and activity pools. It would also include outdoor spectator space/stands. Additionally, the aquatic center would include offices, classrooms/training rooms, locker/dressing rooms, restrooms, weight rooms, and storage areas. The aquatic center is proposed to be two stories in height and would be in operation seven days a week. Rental fees would apply to use the amenities of this park facility.

Restrooms

A total of six restroom buildings are proposed throughout EMJ Park, for a total of 3,600 square feet of restroom space. These restrooms would be free-standing restrooms and would be located adjacent to active use areas of EMJ Park. The restrooms would be open seven days a week from sunrise to sunset. Additionally, the recreational amenities

(equestrian facility, aquatic center, stadium, gymnasium, community center) proposed as part of the EMJ Master Plan would include restrooms as well.

Group Picnic Areas

Four large and ten small group picnic areas are proposed throughout EMJ Park. The large group picnic areas are envisioned to accommodate 50-100 people, while the small group picnic areas would accommodate 25-50 people. The group picnic areas would be open seven days a week from sunrise to sunset. Facility rental fees may apply to this park feature depending on the size of the group. Additionally, stand-alone picnic tables would be located throughout EMJ Park.

Multi-Purpose Soccer and Football Athletic Fields

In the southeast corner of EMJ Park, a multi-purpose sports fields with synthetic surfaces, and running/walking track is proposed on two acres. The multi-purpose fields would include spectator bleachers, lighting for nighttime events, restrooms, ticket booths, and concession stands. The athletic fields would be fenced and would encompass approximately six acres. The stadium would be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to this park amenity for large events.

Amphitheater

A 1,500 seat outdoor amphitheater is also proposed east of the equestrian center. The amphitheater would include security and performance lighting for both daytime and nighttime events. The amphitheater would be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to this park amenity for large events.

Skate Park and Outdoor Basketball Areas

A 15,000 square foot outdoor skate park is proposed north of the stadium. Additionally, two outdoor basketball courts are proposed adjacent to the skate park, for a total of 9,000–10,000 square feet of playing surface. The skate park and outdoor basketball courts would be open to the public seven days a week from sunrise to sunset.

Children's Play Areas

Four children's play areas are proposed throughout EMJ Park. Each play area would encompass approximately 2,500 square feet and would accommodate a range of ages. These play areas would include playground facilities, shade structures, and open play areas.

Water Features

Various water features comprise a system that is thematic for the overall EMJ Park Master Plan. The largest proposed water feature is the lake. The configuration of the existing north lake would be enhanced while the existing south lake would be repurposed into a series of functional living water feature. The southern portion of the lake, at the park entrance, would feature a linear reflecting pool and children's water play area including a 10,000 square foot interactive fountain area/splash pad. The central portion of the water features is proposed to be utilized for a 10,000 square foot model boating area and community gatherings. This area would also feature artistic bridges traversing the lake to provide both access and beauty. A 1,500 square foot fishing dock would also be developed to allow for fishing to once again occur at the lake. Moving north, water and landscape would work together to collect and clean the water through a series of filtration ponds and wetlands. The north lake is envisioned to be utilized in a more active manner, and would include a paddle boat/kayak boat area. This area would also include a concession stand, a restroom area, boat shack, and storage area. A promenade, picnic shelter, children's play area and parking are also proposed around the north lake which would enhance the water edge. The lake and water features total approximately nine acres.

Wedding Pavilion

A wedding pavilion is proposed on the west side of the Project site, adjacent to the reflecting pool. The wedding pavilion is envisioned to be approximately 1,250 square feet in size, and accommodate 100-200 people. The wedding pavilion would be partially covered and would include garden amenities such as arbors and/or trellises. The wedding pavilion would be open seven days a week from 5AM to 11PM. Times of operation could be extended due to the schedule of events. Rental fees would apply to this park amenity for large events, such as weddings.

Walking Trails and Exercise Amenities

An extensively used existing walking path network will be greatly enhanced as health and exercising is a focus of the proposed EMJ Park Master Plan. The main path will go around the lake and the extensive path system will bring the user through the different landscapes and experiences from the urban to the natural. Five exercise equipment station areas are proposed to be located adjacent to the walking trails to provide increased fitness opportunities and would encompass approximately 500-1,000 square feet each. The walking trails total approximately 4 miles and would be open to the public seven days a week from sunrise to sunset.

Dog Park

To address local community interest, a dog park is also being considered as part of the EMJ Park Master Plan. The dog park would be located north of the proposed SAH. The dog park could encompass up to one acre and would be required to have a 200 foot minimum setback from residential and play areas. The entire dog park facility would be fenced. The dog park would be open to the public seven days a week from sunrise to sunset. It should be noted that Los Angeles County Code Section 10.32.010 prohibits off-leash dogs on any streets or public places. Should the County determine to amend the County Code, off-leash dogs would be permitted within the dog park.

Sculpture Garden and Civic Plaza

The sculpture garden and civic plaza would encompass approximately 20,000 square feet of park space and could include amenities such as a flower conservatory, rose garden,

and a potential area for farmers markets and craft fairs. This area is also envisioned to be the grand main entrance for the proposed Project from El Segundo Blvd.

Circulation and Parking

The main access to EMJ Park would be off of El Segundo Boulevard. Near this entrance, a grand civic entry and formal reflecting pool are proposed, flanked by an enhanced streetscape plan for the El Segundo Boulevard frontage. Entrance and signs are proposed off of 120th Street on the north end of EMJ Park. A vehicular drive is proposed that would connect the El Segundo Boulevard to East 120th Street on the north end. This drive is intended to be closed during normal park hours and opened during large park events.

A total of eight parking lots are proposed throughout EMJ Park, the development of which would coincide with the installation of the more intensive public facilities. The main parking lot would be located in the center of EMJ Park, along the main vehicular drive. This parking lot is proposed to be an eco-parking lot, with bioswales, permeable paving, and photovoltaic panels that would provide shade and energy to EMJ Park. An estimated total of 2,000 parking spaces are proposed for EMJ Park.

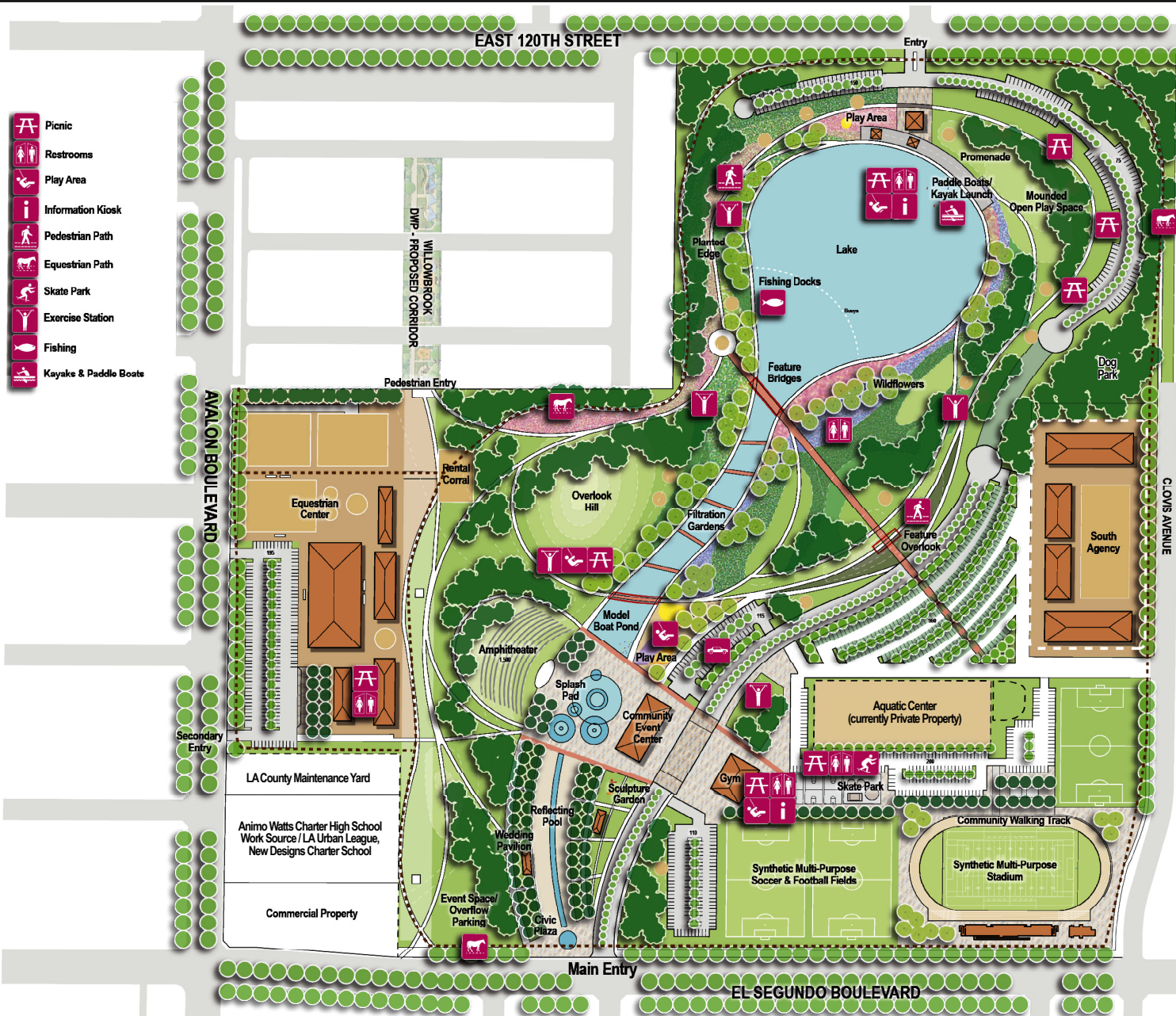
It is the County’s intention to maximize the existing acreage for as many recreational amenities as possible. Therefore, the strategic location of parking lots are important in providing enough parking spaces throughout EMJ Park to support the intensive uses proposed as part of the EMJ Park Master Plan.

Security and Safety

In addition to existing lighting, new and enhanced lighting will be provided throughout the entire park site to increase visibility and safety.

This page was intentionally left blank.

8/28/2015 11:01 AM M:\data\140796\MXD\EIR\3.0-7 Conceptual Site Plan.mxd



EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT
Conceptual Site Plan



Michael Baker
INTERNATIONAL



Source: AHBE Landscape Architects

This page was intentionally left blank.

Table 3-2, *EMJ Park Master Plan Elements*, summarizes the approximate sizes and elements of each of the proposed purposes. The sizes and elements identified below were developed to assist in the environmental analysis and may change during the design phase of the Project. The descriptions of the uses and facilities within this document may state larger numbers or ranges to identify scenarios considered “highest potential” estimates for purposes of the environmental analysis.

**Table 3-2:
EMJ Park Master Plan Elements**

Earvin “Magic” Johnson Park Elements	Quantity	Size	Bldg. Height	Purpose Use	Days-Open	Open-Hours	Rental Fees
A COMMUNITY EVENT CENTER	1	20,000 sq. ft	20-25 ft	Events/Meetings	5**	5am-11pm*	Yes
1. Public-Event Area							
• Lobby	incl	1,200 sq. ft					
• Interactive Display	incl	600 sq. ft					
• Reception Desk	incl	350 sq. ft					
• Multi-Purpose Room includes classrooms (7-8 divisible classrooms. Each classroom to be sized for approx. 96 persons @ 15 sf per person)	incl	11,000 sq. ft					
• Women’s Restroom	incl	550 sq. ft					
• Men’s Restroom	incl	550 sq. ft					
• Kitchen	incl	1,000 sq. ft					
Subtotal		15,250 sq. ft					
2. Support Area							
• Staff Office	incl	220 sq. ft					
• Staff Lounge	incl	160 sq. ft					
• Staff Restroom	incl	160 sq. ft					
• Event Staff Storage	incl	500 sq. ft					
• Janitor Closet	incl	100 sq. ft					
• Pipe Chase	incl	100 sq. ft					
• Chair Storage	incl	450 sq. ft					
• General Storage	incl	260 sq. ft					
• Electrical/IT Room	incl	250 sq. ft					
• Mechanical Room	incl	350 sq. ft					
Subtotal		2,550 sq. ft					
3. Circulation Area							
Subtotal		2,200 sq. ft					
B GYMNASIUM	1	21,000 sq. ft	25-30 ft	Sport Events	5**	5am-11pm*	Yes
1. Public-Event Area							

Earvin "Magic" Johnson Park Elements	Quantity	Size	Bldg. Height	Purpose Use	Days-Open	Open-Hours	Rental Fees
• Lobby	incl	400 sq. ft					
• Exercise Room	incl	600 sq. ft					
• Women's Restroom	incl	550 sq. ft					
• Men's Restroom	incl	550 sq. ft					
• Basketball Courts (2)	incl	16,000 sq. ft					
• Men's Locker Room	incl	340 sq. ft					
• Women's Locker Room	incl	340 sq. ft					
Subtotal		18,780 sq. ft					
2. Support Area							
• Staff Office	incl	300 sq. ft					
• Storage	incl	300 sq. ft					
• Janitors Closet	incl	100 sq. ft					
• Pipe Chase	incl	120 sq. ft					
• Electrical/Mech. Room	incl	200 sq. ft					
Subtotal		1,020 sq. ft					
3. Circulation Hall Area	incl						
Subtotal		1,200 sq. ft					
C. EQUESTRIAN CENTER		10 acres	10-15 ft	Events/Stables	7	5am-11pm*	Yes
Covered							
• Office/Multi-Use Room / Warming Kitchen	1	7,500 sq. ft					
• Arena (Judges Stand, 2-Bleachers, Lighted)	1	45,000 sq. ft					
• Arena (Judges Stand, 2 Bleachers)	1	30,000 sq. ft					
• Stables (30 Horses/ Covered Pipe Stalls)	2	9,000 sq. ft					
• Covered Wash Racks	6	200 sq. ft					
Un-Covered							
• Arena	1	30,000 sq. ft					
• Stables (25 Horses/Box Stalls)	1	4,000 sq. ft					
• Rental Corral (inc. 3 hitching post feeders)	1	30,000 sq. ft					
• Maintenance Yard (including hay and manure storage)	1	30,000 sq. ft					
• Turnouts/Round Pens	4	2,500 sq. ft					
• Parking Spaces	100	1 acre					
• Trailers Spaces	25	0.5 acre					
D SOUTH AGENCY HQTRS		10 acres	20-25 ft	O&M Yard	7	5am-11pm*	No
• Office/Admin including Break/Training Room	1	15,000 sq. ft					
• Crafts/Shop Area	Multiple	1 acre					

Earvin "Magic" Johnson Park Elements		Quantity	Size	Bldg. Height	Purpose Use	Days-Open	Open-Hours	Rental Fees
	• Computer Room	1	500 sq. ft					
	• Storage Area	1	325 sq. ft					
	• Yard Space including fueling, loose material bays, temporary haz-mat storage and big machinery parking	incl	3 acres					
	• Parking Spaces	325	3.5 acres					
	• Automotive servicing bays	Multiple	1500 sq. ft.					
	• Warehouse	1	5000 sq. ft.	Two story, or 10,000 single-story				
E	AQUATIC CENTER							
	Covered Area	1	11,290 sq. ft	20-25 ft	Swimming	7	5am-11pm*	Yes
	• Office	Incl	100 sq. ft					
	• Lobby/Check-in	incl	1,060 sq. ft					
	• Classroom	incl	610 sq. ft					
	• Training Room	incl	640 sq. ft					
	• Men's Staff Locker	incl	110 sq. ft					
	• Women's Staff Locker	incl	110 sq. ft					
	• Exercise Weight Room	incl	310 sq. ft					
	• Men's Dressing Room	incl	700 sq. ft					
	• Women's Dressing Room	incl	1,100 sq. ft					
	• Mechanical Room	incl	1,330 sq. ft					
	• Pool Storage Area	incl	1,260 sq. ft					
	Subtotal		7,330 sq. ft					
	Un-Covered Area							
	• Competition Pool	incl	12,605 sq. ft					
	• Instructional Pool	incl	2,252 sq. ft					
	• Leisure Pool	incl	1,100 sq. ft					
	• Activity Pool	Incl	1,100 sq. ft					
	• Spectator space / stands	incl	1,000 sq. ft					
	Subtotal		18,057 sq. ft					
	TOTAL		25,387 sq. ft					
F	RESTROOMS (Men/Women)	6	500 sq. ft	10 ft	Facility	7	Sunrise/Sunset	No
G	LARGE GROUP PICNIC AREA	4	50-100 Persons	10-15 ft	Picnic	7	Sunrise/Sunset	Yes/No
H	SMALL GROUP PICNIC AREA	10	25-50 Persons	10 ft	Picnic	7	Sunrise/Sunset	Yes/No
I	MULTI-PURPOSE STADIUM (w/ Bleachers & Lighted)	1	2 acres		Sport Events	7	5am-11pm*	Yes
	• Office/Ticket Booth	incl	500 sq. ft	10 ft				

Earvin “Magic” Johnson Park Elements	Quantity	Size	Bldg. Height	Purpose Use	Days-Open	Open-Hours	Rental Fees
<ul style="list-style-type: none"> Concession Stand 	incl	310 sq. ft	10 ft				
<ul style="list-style-type: none"> Men’s Restroom 	incl	250 sq. ft	10 ft				
<ul style="list-style-type: none"> Women’s Restroom 	Incl	250 sq. ft	10 ft				
J OUTDOOR ATHLETIC FIELDS (Fenced)	3	6 acres		Sport Activity	7	5am-11pm*	Yes
K AMPHITHEATER (w/Security and Performance Lighting)	1	1,500 seats		Entertainment	7	5am-11pm*	Yes
L INTERACTIVE FOUNTAIN AREA	1	10,000 sq. ft		Activity	7	Sunrise/Sunset	No
M SKATE PARK AREA	1	15,000 sq. ft		Activity	7	Sunrise/Sunset	No
N OUTDOOR BASKETBALL	2	4,644 sq. ft		Activity	7	Sunrise/Sunset	No
O PLAY AREAS (Mixed Ages and Types)	4	2,500 sq. ft		Activity	7	Sunrise/Sunset	No
P PADDLE/KAYAK BOATS	1			Activity	7	Sunrise/Sunset	Yes
<ul style="list-style-type: none"> Concession Stand 	incl	200 sq. ft	10 ft				
<ul style="list-style-type: none"> Men’s/Women’s Restroom 	incl	500 sq. ft	10 ft				
<ul style="list-style-type: none"> Storage Area 	incl	150 sq. ft	10 ft				
<ul style="list-style-type: none"> Boat “Shack” Concessionaire Storage 	incl	500 sq. ft	10 ft				
Q FISHING DOCK AREA	1	1,500 sq. ft		Activity	7	Sunrise/Sunset	No
R WEDDING PAVILION (100-200 People, Semi-covered Arbor/Trellis)	1	1,250 sq. ft		Photography	7	5am-11pm*	Yes
S MODEL BOAT AREA	1	10,000 sq. ft		Activity	7	Sunrise/Sunset	Yes
T TRAIL SYSTEM	Multiple	4+ miles		Activity	7	Sunrise/Sunset	No
U EXERCISE EQUIPMENT STATION AREAS	5	500-1000 sq. ft		Exercise	7	Sunrise/Sunset	No
V DOG PARK AREA (75/25) (North of SAH w/ 200’ minimum setback from residential and play spaces)	1	1 acre		Activity	7	Sunrise/Sunset	No

Earvin "Magic" Johnson Park Elements	Quantity	Size	Bldg. Height	Purpose Use	Days-Open	Open-Hours	Rental Fees
W LAKE/WATER AREA & REFLECTING POOL AREA	Multiple	8.75 acres		Multiple	7	Sunrise/Sunset	No
X SCULPTURE GARDEN	1	10,000 sq. ft			7	Sunrise/Sunset	No
Y CIVIC PLAZA	1	10,000 sq. ft			7	Sunrise/Sunset	No

OFFSITE IMPROVEMENTS

Implementation of the proposed Project would require offsite improvements at two locations outside the general Project footprint:

- **I-110 Northbound Ramps/El Segundo Boulevard:** Restripe eastbound exclusive right turn lane at the intersection of I-110 Northbound Ramps/El Segundo Boulevard to a shared through/right-turn lane
- **Central Avenue / 120th Street:** Restripe southbound approach to provide an exclusive southbound right-turn lane.

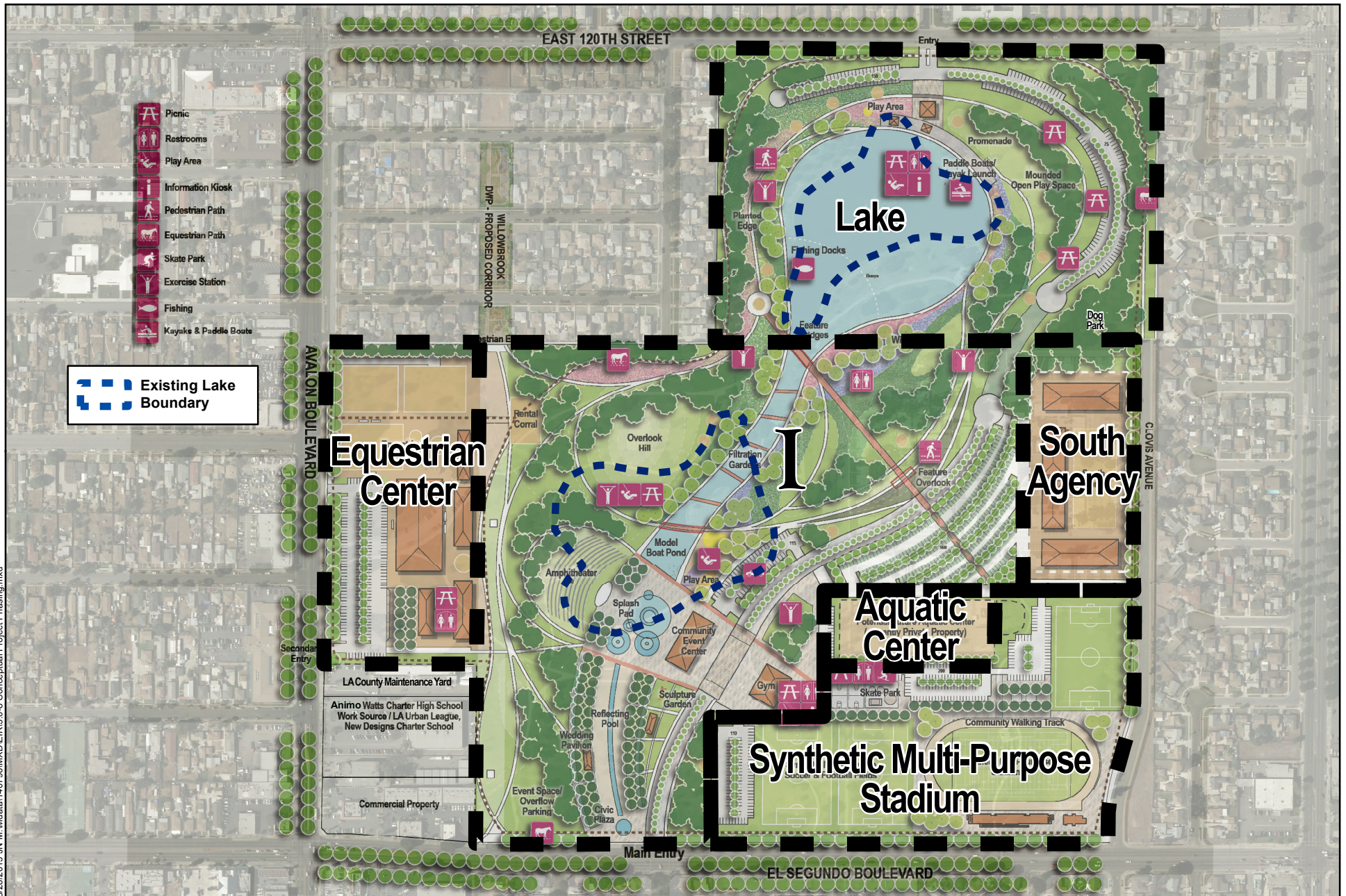
These offsite improvements would reduce potential traffic related impacts generated by the proposed Project.

PROJECT PHASING

Due to both fiscal and environmental constraints, it is anticipated that development of the proposed Project components would occur in six phases as outlined below and shown in Exhibit 3.0-8, *Conceptual Project Phasing*, with ultimate buildout of the Project site anticipated to occur by 2030. The phases include six smaller areas of the site that could be developed independently from a site design perspective (i.e. functional grading phases and construction logistics) as remediation phases are completed and funding for construction of amenities becomes available. The first phase, Phase I is generally located in the center of the site and has a low level of remediation constraints and provides a wide range of recreational activities and from a design and planning perspective is a logical first phase. The remaining five areas of the site could be developed in a variety of different sequences that is yet to be determined and thus they are not numbered in sequential order but rather just listed below.

- Phase I: Community Event Center; Gymnasium; Amphitheatre; Splash Pad; Model Boat Pond; Reflecting Pool; Sculpture Garden; Civic Plaza; Wedding Pavilion
- Children's Play Area; Lake; Fishing Docks; Paddle Boats/Kayak Launch; Promenade; Picnic Shelter
- Multi-Purpose Stadium and Outdoor Athletic Fields; Skate Park and Outdoor Basketball Areas
- Equestrian Center
- South Agency Headquarters; Dog Park
- Aquatic Center

8/28/2015 11:01 AM M:\data\140796\MXD\EIR\3.0-8 Conceptual Project Phasing.mxd



EARVIN "MAGIC" JOHNSON PARK MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT
Conceptual Project Phasing



Michael Baker
INTERNATIONAL



Source: AHBE Landscape Architects, Eagle Aerial 2013

This page intentionally left blank.

PROJECT MAINTENANCE

Operations and maintenance of EMJ Park would be conducted by the County on an ongoing and as-needed basis. The Project proposes multiple amenities that would create revenue onsite. It is anticipated that these funds would partially be used to staff the various amenities, as well as fund the regular maintenance of EMJ Park.

Landscaping, Trails, and Signage

Routine maintenance of all landscaping within EMJ Park, including mowing grass, trimming trees and shrubs, collection of leaves, etc. will be conducted by the DPR Operation and Maintenance team. Routine landscaping maintenance activities will include replanting of grass, shrubs, flowers, trees, as needed, for consistent implementation of the final EMJ Park landscape plans.

The DPR Operations and Maintenance team will also conduct regular maintenance of trails and park signage, including repainting and repair of existing signage and trails as needed. Operation and maintenance activities will be conducted in compliance with all applicable restrictions required by regulatory agencies.

The County has a zero tolerance policy for graffiti on public lands. Graffiti will be removed within 24 hours after observation.

Irrigation

The County or selected construction contractor will install a new irrigation system as outlined in the EMJ Park landscape plans. The team will conduct routine inspection and repair as needed to ensure the landscape system is functioning at full capacity.

Lake, Dock, Water Features

The County will conduct regular inspection of the lake and water feature facilities, including pumps, filters, etc. and ensure these park amenities are functioning as outlined in the final park plans. The County will complete repairs as needed or contract out for specialty repair items, and will complete routine cleaning, including application of

treatment chemicals, of the water features in accordance with applicable manuals and specifications.

Water quality monitoring and sampling will be conducted on a weekly basis at a minimum. Appropriate actions including use restrictions, chemical applications, and physical cleaning will be employed to rectify the water quality issues in a timely manner.

Parking Lots/Roadways

The County will conduct regular inspection and maintenance of parking lots and roadways including crack repair and resurfacing as needed.

Buildings/Facilities

The County will conduct routine inspection of all buildings and features (i.e., amphitheater, wedding pavilion, community center, play area equipment, gym and exercise equipment, picnic tables, restrooms), and will complete routine maintenance and repairs as needed including, painting, roof repair, resurfacing, replacement, etc.

Maintenance equipment will be retained on-site at the SAH buildings or at existing storage facilities. The County is currently responsible for opening and closing of facilities (restrooms and gates) at sunrise and sunset daily and will continue to conduct these activities for daily and special event use with implementation of the proposed Project.

3.6 PROJECT OBJECTIVES

The goal in the development of EMJ Park is to enhance the community through revitalization of the existing facilities and implementation of new active recreational amenities, multi-purpose use facilities, community gathering areas and a safe environment.

The County implemented an outreach strategy plan that sought to build community consensus on the preferred Master Plan. The plan consisted of outreach efforts focused on continuously engaging the general public, park users, and local residents through the development of the preferred Master Plan and EIR process. The current EMJ Park Master

Plan was developed with solicited input from the community; largely from three separate workshops. More information on the County's outreach efforts is contained in Section 2.0, *Introduction*, of this EIR.

A clear statement of Project objectives allows for the analysis of reasonable alternatives to the Project, both on- and off-site, that would feasibly attain most of the basic Project objectives, while avoiding or substantially lessening the significant effects of the Project, must be analyzed per CEQA Guidelines Section 15126.6.

The proposed Project is intended to meet the following objectives:

- Expand the existing EMJ Park by adding the former UVA site, and potentially the UHC property;
- Provide a balance between both passive and active recreational uses that meet the demands of the community and surrounding area;
- Provide the opportunity for a wider range of recreational amenities and activities for the community and surrounding area;
- Provide the opportunity for a healthier community through an increase of physical exercise facilities and extensive trail system;
- Provide additional facilities where community gathering events can be held;
- Revitalize the northern lake to provide a safe water source for public fishing, paddle boating and kayak uses;
- Incorporate the proposed recommendation from the County's Feasibility Analysis Second District Equestrian Facility (Withers & Sandgren/Integrated Consulting Group, July 2014);
- Provide basketball courts to support the legacy sport of the person after whom EMJ Park is named;
- Incorporate aquatic uses into the Master Plan to support the community's high demand for this amenity;
- Provide adequate traffic access into and through the Project area;

- Provide adequate parking facilities within the Project area;
- Relocate the SAH, within the Project area, to better service the Project and community needs;
- Provide on-site operation and maintenance support; and
- Provide on-site security support.

3.7 DISCRETIONARY ACTIONS AND APPROVALS

This EIR serves as an informational document of use by public agencies, the general public, and decision makers. This EIR discusses the impacts of development of the proposed Project. The EIR will be used by the County Board of Supervisors and responsible agencies in assessing impacts of the proposed Project. The following public entities and/or agencies may use this EIR when considering the Project:

County of Los Angeles Board of Supervisors

- Master Plan approval
- Environmental Impact Report Certification

County of Los Angeles, Department of Parks and Recreation

- Construction Plan and Design Plan Review

County of Los Angeles, Department of Public Works

- Issuance of Grading Permits, Encroachment Permits, and Infrastructure Improvement Permits
- Approval of hydrology report(s) and approval of storm drain plans
- Incorporation of potential stormwater capture element

County of Los Angeles, Department of Regional Planning

- Master Plan and Environmental Impact Report Review

City of Los Angeles

- Issuance of Grading Permits, Encroachment Permits, and Infrastructure Improvement Permits

California Department of Fish and Wildlife

- Issuance of permits under Section 1600 of the Fish and Game Code related to lake or streambed alterations, as applicable

Regional Water Quality Control Board

- Issuance of Notice of Intent prior to construction operations related to National Pollutant Discharge Elimination System (NPDES) Construction Permit
- Issuance of water quality certification pursuant to Section 401 of the Clean Water Act (CWA) in connection with issuance of a Section 404 CWA permit, as applicable
- Issuance of a Dewatering Permit for discharge of water in the lakes

U.S. Army Corps of Engineers

- Issuance of Section 404 permit under the CWA, as applicable.

This page intentionally left blank.